

8/31/06
#28

ORDINANCE NO.

1 **AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT**
2 **1508 WEST 30TH STREET FROM CERTAIN INTERIM DEVELOPMENT**
3 **REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR**
4 **CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.**
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7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
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9 **PART 1.** This ordinance applies to the construction of a 3,045 square foot single family
10 residence located at 1508 West 30th Street.

11 **PART 2.** Applicant has filed a waiver application requesting that Council waive Part
12 4(A) of Ordinance No. 20060309-058 which requires that application for a demolition or
13 relocation permit must be filed concurrently with an application for a permit described in
14 Subsection (C) or (D).

15 **PART 3.** Applicant has also filed a waiver application requesting that Council waive
16 Part 4(C) of Ordinance No. 20060309-058 which limits a building permit to increase the
17 size of a new structure on a lot where, before March 9, 2006, a structure has been or will
18 be demolished or relocated, to the greater of the following:

- 19 (1) 0.4 to 1 floor-to-area ratio;
20 (2) 2,500 square feet; or
21 (3) 20 percent more square feet than the existing or pre-existing structure.

22 **PART 4.** Council has considered the factors for granting a waiver from interim
23 development regulations prescribed by Ordinance No. 20060309-058. Council finds that
24 such a waiver is justified because:

- 25 (A) the development limitation imposes undue hardship on the applicant; and
26 (B) the development proposed by the applicant will not adversely affect the
27 public health, safety, and welfare.

28 **PART 5.** A waiver is granted from Parts 4(A) and 4(C) of Ordinance 20060309-058 to
29 allow applicant to construct a single family residence located at 1508 West 30th Street

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without filing a demolition permit concurrently with the building permit, and for a total structure size not to exceed 3,045 square feet.

PART 6. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

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Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

DRAFT